8



Single Offices, 700 sq. ft. and up One Entire Floor, 18,057 sq. ft. ALBERT B. ASHFORTH, Inc.

12 East 44th Street

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APARTMENTS-Sale or Let.

Unfurnished.
Above 14th St. to 59th St. (Inclusive)

270 Park Ave.

at 47th St.

SUITES

of one to four rooms

with maid service, elec-

tric light and other

services obtainable in the best hotels, for rent from October first.

An added attraction is the "MARGUERY"

Management of

Douglas L. Elliman & Co.

15 East 49th Street

REPRESENTATIVE ON PREMISES

FIFTH AVE.

Apartments

N. E. cor. 58th St.

Overlooking Central Park Plaza

1 to 12 Rooms

\$1,000 to \$12,500

Non-Housekeeping and Housekeeping

The location is exceptional in every way, offering the facilities of every mode of transit.

763 Fifth Ave., N. E. Cor. 58th St.

~15 East 48th St.

Spacious living rooms, open fireplaces, each apartment

complete in every detail. In-cluding artificial refrigerators. Restaurant "Crillon": maid and valet service.

Ido r A. Le.y le sing C .,

35 West 57th St.

For Sale or Lease Immediate possession. S.E. 5 100

JOS T MI LL CAN
185 Broadway, N. Y.
Pull Commission to Brokers.

Rooms and Bath_

SHOW ROOMS & LOFTS

MODERN 20 STORY LOFT & OFFICE BUILDING 15-19E. 26th 3t. Running 10-14E. 27th St. Excellent Light Facing Mad. Sq. Park

ONE ENTIRE FLOOR, ABOUT 16,800 SQ. FT.
ALSO FRONT HALF of Seventh Floor
IMMEDIATE POSSESSION

Also Choice upper floors available Feb. 1st, 1923 MODERATE RENT SPRINKLERED Apply Superintendent on premises or Mr. Herter-Lenoz 9000

THE VALUE OF DAYLIGHT

Experts will tell you that light, airy offices Increase Efficiency Improve Health Help the Morale of the Office Force Study this list of sub-leases in Forty-Second Street Zone 3300 sq. ft. -4000 " " 5240 " " -12000 " " -1975 sq. ft. -11 windows 13 " 20 " Reduced Rentals Immediate Possession Partitioned to Suit
WELD & SUYDAM, Inc.
'Phone Vanderbilt 634 Brokers Protected 522 Fifth Avenue

APARTMENTS-Sale or Let. Unfurnished. From Battery to 14th St., Inclusive

Washington Square Apts. 116-125 WFST 16TH ST.

3 and 4 room elevator suites.
Rents 585 to \$133.

111 WEST 17TH ST.

12 & 4 room suites.
Rents 575 to \$125.

132 WEST 4TH ST.

132 WEST 4TH ST.

132 WEST 4TH ST.

132 WEST 4TH ST.

134 WEST 4TH ST.

135 WEST 4TH ST.

136 BARROW ST.

5 rooms: \$2,400.

J. Irving Walsh

Apartments

140 West 58th St. 5 Rooms, 2 Baths Housekeeping Apartment 4 Rooms & Bath ble for physician er det

157 West 57th St.

2 Rooms & Bath Non-Housekeeping Apartments. Restaurant, Maid and Valet Service.

APPLY ON PREMISES, OR TO Edgar A. Levy Leasing Co. 505 FIPTH AVENUE Murray Hill 6960

Four Room HOUSEKEEPING Apartments to Rent From October 1st next 122 EAST SIST ST. Overlooking St. Bartholomew's Church. Maid, valet and breakfast service may be arranged for.

APPLY ON PREMISES. OR Ewing, Bacon & Henry, Inc. 101 Park Ave., Cor. 40th St.

A Few Desirable APARTMENTS 2 Rooms, Bath from October 1st

The Woolsey

141 East 44th St. Gresham Realty Co., Inc. 587 Fifth Avenue

31 West 371 S . Near 5th Av. Entire 2nd Floor, 25x90. 5 Rooms, 2 Baths, Large entrance hall, Closets of unusual size (Living Room 20x25). Kitchenette, also 2 Rooms and Bath, Rent \$1,700 to \$3,500 Possession at once, FRED'K FOX & CO., INC., 297 Madison Ave.

234 WEST 44th ST. ELEVATOR APARTMENT
8 ROOMS AND BATR
Very large and light rooms
Eent \$2,400
Renting agent on premises.

********** 24 West 59th Street

APARTMENTS-Sale or Let.

Above 16th St. to 89th St. (Inclusive).

Facing Central Park 2 to 6 Rooms

1 to 2 Baths \$1500 \$6000

EASE & ELLIMAN **************************



1140 5th Ave.

Ready Oct. 1st. 4, 5, 6, 7 Rooms-2, 3 Baths \$2400-\$5500

Southern exposure. Excellent light.
Park frontage.

1160 5th Ave. Ready this Fall 1-7 Rooms-1-3 Baths

Many 4 Room Apartments. \$2000 and up. Southern exposure.

\$1000-\$4700

34 E. 51st St. Bet. Park & Madison Aves

Ready Oct. 1st 3 Rooms, \$2400-\$2800

21 E. 66th St.

Available Oct. 1st 6 Rooms, 3 Baths

\$5300

6 Rooms. \$4500-\$5000

114 E. 40th St.

East of Park Ave. Ready this Fall

2, 3 Rooms and Kitchenette \$1700-\$2625

2 Suites for Doctors, with separate entrances on ground floor.

Our aim is to make our tenants salisfied with "French" buildings. The good will of the tenant is the best asset of agent, builder and owner.

Consult your own broker or FRENCH & FRENCH, INC.

Restaurant on the main door, from which meals may be served in the Real Estate Management 350 Madison Ave., at 45th St. Tel. Vanderbilt 3237 Also several housekeeping apartments 6 to 15 rooms available from October 1st.

30 EAST 68TH ST. 2 to 4 rooms, one bath \$1,000 to \$2,000

Also studio with bath, \$1,800. 710 MADISON AVE.

2 rooms and bath \$800 to \$1,000. PEASE & ELLIMAN 340 Madison Ave. Murray Rill 6:

940 Park Ave.

Modern fireproof, sunny apartments, 7 rooms, 2 baths, \$3,200. one left; 4 rooms and bath, \$2,800, one left; 5 rooms, 2 baths, parlor 15x30, \$2,800 All Housekeeping Apartments.

Apply for Rental on Premises.

940 Park Ave.

HIGH CLASS ELEVATOR APARTMENT.
Beven sunny rooms; 5 rooms
2 baths; 4 rooms, 1 bath.
Housekoeping apartments.

Rent Reasonable

DOCTOR'S APARTMENT 1229 Park Av. S. E. Cor. 96th. A. BRANDSTEIN. HARLEM 1518.

753 MADISON AV. AT SOTH ST.
Choice, high class kitchenette apartmenta, 2 000ms, rent \$1,000; S rooms, entire floor, 2,000 and \$2,400; exceptionally large and light rooms. Inquire on premises.

Defurnished. 407 CENTRAL PARK WEST

At 10 at Street 7-8 Rooms \$1,300 to \$2,000.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost proporty.

APARTMENTS-Sale or Let. Unfurnished.
Above 58th St.-5th Av. to North River.

> EXC APARIMIENTS

Attractive Homes of Quality in Choice Locations 212 W. 72nd St.

2-3 Rooms; near roadway \$1,300 to \$1,500 244 W. 74th St. 4 Rooms: New Bullding.

250 River. Drive 4-5 Rooms; corner 97th 4, \$1,550; 5, \$1,900 616 W. 116th St. 7 Rooms; near Riverside Brive 5. \$1.500; 6. \$1.800. 7. \$2,100 330 W. 95th St. 6-8 Rooms; near Siverside Drive. 6, \$1,550; 8, \$2,100

620 W. 116th St. 6 Rooms; near Piverside Drive. \$1.800

606 W. 116th St. 7-8 Rooms; near Broadway. 7, \$2,050: 8, \$2,500 25 Claremont Ave.

ms: near 116th St. \$2,500 49 Claremont Ave.
7 Reems; cerner 119th St.
72,200

174 W. 79th St. 8 Rooms: corner 229 W. 97th St. Rooms, 3 Baths; cor. B'way \$3.100 222 River. Drive

8-9 Booms, 2-3 Baths; oor. 94th St. 8, \$2.100; 9, \$2.500 260 W. 72nd St.

Earle & Calhoun 212-W72-1St. COLUMBUS 5116 Apartment Headquarters

105 West 73rd St. 3 and 5 rooms.

115 West 73rd St. 4 and 6 rooms. I and 3 baths.

2131 Broadway
Bet. 74th and 75th Sts.
7 and 8 rooms, 2 baths.

700 West 179th St. Southwest cor. Breadwa 10 story fireproof aparimen 4-5 and 6 rooms, 2 balks.

Apply to Louis Israelson Tel. Vanderbilt 9546. 565 Fifth Ace. Or Superintendent on Premise

New Building Immediate Possession 114 W. 70th St.

3-4-5-6 ROOMS

Representative on Premises Slawson & Hobbs, Agts.

162 W. 72ND ST. 7240 COLUMBUS
JOSEPH F. FAIELLA, Builder.

GEORGE WASHINGTON 116 West 72nd St. New Apartment Hotel Exceptional Prices On few remaining suites, Yearly leases only.

1 ROOM & BATH.....\$80 2 ROOMS & BATH.....125

ROOM & BATH.....100 2 ROOMS & BATH.....155
Excellent Restaurant, Maid Bervice.

Strathmore 404 Riverside Drive

at 113th St. Attractively situated behind grass and trees in the most beautiful part of the drive, this iouse has unusual view and light. Perfect floor plan, with rooms of unusual size an finish Plenty of large closets. Apartments 9 and 10 rooms and 3 baths. \$4,500 to \$6,500.

Owner Management

Budsonia

315-321 West 79th St. 6 Rooms & Bath 7 Rooms & Bath ALL OUTSIDE ROOMS.
Overlooking the Hudson
RESIDENT MANAGEMENT.
OFFICES ON PREMISES.
PHONE SCHUYLER 9171.

Harperly Hall 2 to 4 Rooms, \$1600 to \$3800

7 to 9 Rooms, \$4200 to \$6500 A Few Furnished Apartments. testaurant, Gusst Rooms; Maid's and Valet tervice; Refrigeration in Every Apartment. 690 RIVERSIDE DRIVE 296 CENTRAL PARK WEST

Cor. 90th Street 8 Rooms All Improvements, (2,700 7 ROOMS, 2 BATHS

9 WEST 91ST ST. 8 Rooms Bath, 2 Toilets ELEVATOR HOUSE Rent, \$1,900 light rooms, near park, sou

ELEVATOR APARTMENT. RENT \$2,000 Supt., or Worth 1448.

6 AND 8 ROOMS 541 West 113th St A. BRANDSTHEN. HARLEM 1518.

APARTMENTS-Sale or Let. Unfurnished.

Above 59th St.—5th Av. to North River.

APARTMENTS-Sale or Let. Above 59th St.—5th Av. to North River.

Cathedral Parkway Near Riverside Drive

& 5 Rooms

Fireproof Structure

Exceptionally large; possessing every modern improve-ment. 100 feet from Broadway Subway. Crosstown bus passes door.

Ready for Immediate Occupancy For Particulars Apply to
Renting Agent on Premises. Phone Clarkson 6071 610 W. 110TH ST. CORP., Owners.

375 Riverside Drive

South Corner 110th Street

Fifteen Story Fireproof Building **Immediate Occupancy**

5 and 6 Rooms

Special ground floor doctor's apartment of seven rooms with private

Mark Rafalsky & Company

TELEPHONE: Vanderbilt 2027 Representatives on Premises

ELDORADO

Central Park West Cor. 91st Street High Class Apartment Hotel of the Most Modern Type. Situated in an Ideal Residential Section. Non-Housekeeping Suites of

1, 2 & 3 Rooms Rent Includes Maid and Porter Service. Restaurant on Roof. Attractive Prices. SHARP & CO.

2489 Broadway at 92d St. Tel. 3850 River

Unfurnished.
Above 50th St.-5th Av. to North River.

The KENILWORTH

151 Central Park West and 9 Rooms with 3 Br the Large Rooms. Unexcelled Location and Outlock

Under Personal Management of Owners. who reside on Premises. Inquire of Superintendent.

The Cornwall 255 West 90th St.

N. W. Cor. B'way 7, 8 & 9 Rooms

2 & 3 Baths Southern Exposure See Supt on Premises

Rooms & Bath 304

West 92d St. See Supt. on Premises

%Strathallan
350 W. 88th St.
NEAR RIVERSIDE DRIVE
High-Class Apariment 10 Rooms, 3 Baths, \$4,500 Immediate Possession

SUBLET 8 ROOMS
Unfurnished. In the BELNORD,
86 St. and Broadway,
\$3750. Poss. Oct. 1.
M. S. AMES, 50 E. 42d St., Executor.

MMEDIATE OCCUPANCY

N. E. COR. 146TH ST. Close to Sub ay Sta, & Bus Line 3 & 4 LARGE SUNNY ROOM RENTING AGENT ON PREMISES.

835 Riverside Drive North of 188th St. Elevator House. Ideal logation; beautiful views. 3-4-5-6 Rooms

APPLY OFFICE ON PREMISES.

Heights, Above 125th St. West of 8th Av.

3-4 & 5 Room Apartments THE LENCRIF 259TH ST. NEAR B'WAY. overlooking Van Cortlandt Park. Attractive rates to desirable tenants.

575 RIVERSIDE DRIVE CO. 138th St. ONLY THREE VACANCIES. Beautiful Rooms, \$120; great value. all facing Drive, \$155; wonderful. Also one eight room apartment, Seen any time till 11 P. M.

Ready for Occupancy 2515-2525 Grand Concourse at Fordham Road. 3-4 Room Apartments with every modern improvements

blocks east of Lexington and Jeron
Av. Subway, 6th-9th Av.
Elevated at Fordham Read.
Moderate Rents. Agent on Fremise

RUTHERGLEN

2312-2316 LORING PLACE 4-5-6 & 7 Rooms & 2 Baths

ELMHURST TWO FAMILY HOUSES With T and 8 extra large rooms, with large closet room and bath, heat furnished: large enclosed porch; electric lights; parquet floor ing; 3 blocks from "12" station. Rent \$133 THOS. DALY

Owner and Builder, Junction Ave., near Recesevelt Ave., Corona, at Junction Ave. APARTMENTS WANTED.

FURNISHED HOUSES AND APARTMENTS RULAND & BENJAMIN

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

CITY REAL ESTATE. CUSHMAN & WA SEFIELD INC. BO East 424 st., Phone Murray Hill 7820.

DOUGLAS L. BLLIMAN & CU. MANAGEMENT A SPECIALTY. RYAN & CO., 142 West 195th. NASSOIT & LANNING REAL ESTATE, WITH & B'WAY. TEL. 5350 RIVERSIDE. Above 14th St. to 59th St. (Inclusive).

Above 14th St. to 59th St. (Inclusive).

EXCLUSIVE furnished Murray Hill private presidence; rent for period; 4 master's, 4 baths. Seen by appointment. Vand 0854.

NET 20% ON INVESTMENT.
Real bargain, Sist et. between Bway and 5th av. froorse \$12,000; easy to handle. CURRIER, 19 W. Sist.

18TH, 640-42 E.—Warehouse, 3 story building, just completed, 50x32. LARKIN, 346 E. 18th at Stuyvesant 2276.

20TH ST., near Pri av.—3 story and basements; electric light, parquet floors, first class condition; rental \$2,400; sale price \$17,000. Apply RICHARD J. HASLINGER, IT West 236 et.

65TH ST., 127 East—Apply HERBERT A. SHERMAN, 41 East 41st st., or your own broker; possession Oct. 1 or sooner.

Start now to let your rent buy a Garden Apartment -at Jackson Heights



APARTMENTS-Sale or Let.

THE soundly financed, liberally applied Jackson Heights Plan of Tenant-Ownership makes it a simple easy matter for you to own a modern Garden Apartment in this wisely res-tricted residential

APARTMENTS-Sale or Let.

section of New York City. You can secure one of the newest group of Garden

Apartments under this plan-choice as to floor and room arrange. ment is still available to those who would like to

move into their Garden Apartments immediately.

The rooms are all large, sun-shiny and airy; with open-fireplaces, sun-parlors, and most completely equipped kitchens. Reduce your rent to "cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying \$150 to \$250 a month; small initial payment; balance same as rent. Jackson Heights

New Elevator Garden Apartment Homes

5, 6 and 7 Rooms _2 to 4 Baths Larger suites arranged to suit your requirements Golf, Tennis, Children's Playgrounds, Gardens, Etc.

The Queensboro Corporation Manhattan 50 East 42d St. VISIT JACKSON HEIGHTS TO-DAY Take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station.

By Motor—59th via Queensboro Bridge, Jackson Ave. to 25th St.

CITY REAL ESTATE. Above 50th St .- 5th Av. to East River.

AST 74TH ST., 806, 308, 510; 4 stories; sell together or separately. JOSEPH ABRAMON, 46 West 46th st. Above 50th St .- 5th Av. to North Biver.

OPPOSITE MUSEUM

Pive and a ital story American basement private dwelling, with elevator; size 25x100; 29 rooms, 5 baths; for sale or to lease; immediate possession. GEORGE S. RUNK, 152 Lexington av.
WEST 73D ST. No. 166, 5 story apartment building; will sell or exchange. JOSEPH ABRAMSON, 46 West 46th st.

A CHOICE PLOT FOR TAXPATERS—Surrounded by large elevator apartments and tenements, situated on the westerly side of Convent av., 54 feet north 129th st., size 54:182x57x125; ideal for stores, bakery, public market, &c., price \$32,000; subject first mortgage \$17,000, 6%; only \$5,000 cash; bal ance equity subordination to building lean, or sacrifice for cash; submit proposition to Estates of Poet Academy, Inc., the Pearl House, Parkeville, Sullivan county, N. Y. ments, all cutside rooms; I block south New STX or seven rooms, with garage; new, Van York University; 2 blocks west of University Ave. Apply on premises.

JOSEPH McCONNELL.

Bronz-Sale or Let. DOUGLAS-GITTELL, REAL ESTATE, 8 West Fordham road, Bronx.

Brooklyn-Sale or Let, FOR SALE

Bay Ridge; quick possession; owners going abroad Rox Y 2209 Heraid, 280 Breadway.

NEW two family house, 11 rooms, 2 baths; join 48x100; parquet floors, electric lights, esparate steam plant. Pittaburch water heaters; double garage; acreens, porches enclosed; property worth 221,000; will sacrifice in the steam of the states of the state

For sale, beautiful stucco brick house heart of Platbush, 8 rooms, 2 baths, built shower; double garage, tax exempt; sacr fice \$17,500. Midwood 7082.

POR SALE OR RENT-Pay us \$100 rent monthly and walk right into a brand new up to date 6 room house with enclosed porch, steam heat, gas, electric light, comb grained hardwood floors throughout, concrete side-walks, plot 30x100; will lease with option to buy; near school, churches and atores, rail-road, etreet and bus lines. Phone Jamaica, dot further information, or take L. I. R. R. to Jamaica or Fulton at. L to 160th et., Jamaica, and see us at 363 Fulton st., Jamaica, and we will take you to property. We will have delivery by October 15, 1952, about ten 5 room houses at South Come Park, L. L.: the price will be \$55,400; the initial payment will be \$50. ADAIR REAL-TY CO., INC., 83 Fulton st., Jamaica, N. Y. Phone Jamaica 0447.

TEN LOTS for Sale-\$200 and up, \$40 down, \$4 monthly: 20x100 ft. plot; good section, staten Island, near trolley. H. CUTTER, 201 Castleton av., West Brighton, States sland. Port Richmond 2305.

Richmond-Sale or Let,

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

Above 58th St.-5th Av. to East River.

EAST ORTH ST.—Factory building, 150x100: rental \$30,000 a year; price \$150,000; brokers protected. GOODWIN & GOODWIN, 250 Lenox av. COSET 7 room cottage, large plot of land, \$5,300, \$800 cash; immediate possession; a bargain; come right out and see it. H. ARTHUR, near depet, Huntington,

Apartments Open for Inspection, Daily and Sunday, Until 9 P. M.

SUBURBAN REAL ESTATE. Long Island-Sale or Let.

COLONIAL HOME BARGAIN
At HOLLIS Park Gardens; two wing colomistal house, center entrance, large living room,
fireplace, sun parior; 10 rooms, 2 baths,
beautiful finish, finest fixtures, surrounded
by fine homes; 75x100, \$10,000; reduced from
\$23,000 for quick sale. F. W. SCUTT & CO.,
300 Fullon st., Jamaica. Phone 0079.
COMMUTER'S home, 8 rooms, bath upstairs,
3 rooms, paniry, main floor, all improvements. 80x100, lawn, garden; price \$5,800;
cash \$1,000; belance \$20 monthly. 1000 Amsterdam av., apt. 8.

cash \$1,000: balance \$20 monthly. 1000 Amsterdam av., apt. 8.

DOUGLASTON—Attractive 7 room house, sleeping porch, 2 oar garage: \$18,000. HUGHDE, Douglaston. Bayeids 1770.

FLMHURST—At Jackson Heights station, Queensboro subway; beautifully decorated modern 7 room, brick, stucco home: trees, shrube, garage; near school; rent or sale. FREY, 26 Farley st. Havemeyer 1868-M. Furnished house, 13 rooms and bath; all nodern improvements; ideal place for people who must visit the city every day; one block rom railroad station, at College Point; nice rounds surrounding the property of the property

POR RENT-Porest Hills Garden, L. L. ner-brick house, just finished, corner, 7 rooms 4 baths, sun parlor, garage, 2 blocks from

call 55 Bow st.

FOR RENT-Porast Hills Garden, L. I.,
new brick house, just finished, corner, 7
rooms, 4 baths, sun parlor, garage, 7
blocks from station. Phone owner, 6489
Boulevard, or call 65 Bow st. FAR ROCKAWAY-To rent for 6 months for \$50 per month, furnished house, rooms, 2 baths. Telephone Far Rockaway HEWLETT-WOODMERE

Houses, furnished for the winter and un-rnished by the year. W. K. MACDONALD, codmere, L. I. Tel. 3128. Jamaica-Sacrifice

For rent, sale or exchange one family tax aximpt house, 12 minutes' walk from Jamalon station; best section on hill; 7 rooms, all im-provements; 2 car garage; mortgages \$3,500; squity \$5.500; Christians; no agents, TEL, JAM, 1189-W. TEL. JAM. 1189-W.

JAMAICA-For sale, 7 rooms, stucce house
and garage; \$8,750. G. M. DUNNING,
Flushing, L. I.

MANHATTAN BEACH-A desirable house,
HENRY TRENKMAN, 187 Lafayette et,
Manhattan. Phone 5616 Canal.

NEW, modern, every improvement, six room
house, with attic; Little Neck; piot 40x115;
restricted neighborhood; near station and
school. REIMLE, 68 William st.

FLOTS OF 4 ACRE, HIGH;
wonderful water view; large trees; 2 minutes
from beach; \$1,000; easy commuting; terms
arranged. L. B. HAMMOND, Glen Cove,
L. I. Phone 472-W.

A BEAUTIFUL STUCCO HOME on high ground, 8 rooms, 3 baths, heated run paider; 2 car garage; large plot, choice location; price asked \$25,000, make terms; where special efferings \$10,000 to \$20,000, overwhere special efferings \$10,000 to \$20,000, overwhere \$20,000, which is \$10,000 to \$20,000, overwhere \$10,000 to \$20,000 to \$20,

COMPLETE list New Rochelle homes: all prices. SULLIVAN, 20 North av., New Rochelle. EXCEPTIONAL acre for high class dwellings station convenient; Bound view; superburroundings; principale only. Box 210, Mount Vernon.

Mount Vernon.

NEW TWO PAMILY HOUSES.
SOUTH YONKERS.
SIx room apartments, enclosed sun porch, southern exposure; breakfast nook, bath with shower; double garages. ALEERT LOCKWOOD, builder, residence 547 Van Cortiandt Park av Phone 3004 Ionkers.

SCARSDALE—35,000 cash, balance monthly, large 8 room house, garage, all improvements, with or without furniture; immediate possession; also small house, droums, near station, \$8,500, \$1,500 cash, balance monthly. Call owner, Scaradale 228.